

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

48-344

We, **ANTONIO PEREIRA** and **MARIA PEREIRA**, husband and wife of Waterville,  
County of Kennebec and State of Maine

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grant to **WATERVILLE OAKS, LLC**, a Corporation doing business in Waterville, Maine  
whose mailing address is: 22 Planters Road, Beverly, MA 01915

with **WARRANTY COVENANTS**:

Certain lots or parcels of land situated easterly of College Avenue, in **WATERVILLE**,  
County of Kennebec and State of Maine and being more particularly described as follows to  
wit:

**FIRST PARCEL:**

Westerly by College Avenue, northerly by the premises formerly of the Delta Kappa  
Epellon Fraternity and now of the American Legion Post #5, easterly by land now or  
formerly of William V. Wing and land formerly of R. I. Lewis; and southerly by the former  
homestead premises of the late Arthur J. Alden. Excepting and reserving from the  
conveyance of this parcel of land, however, what rights and title thereon were conveyed by  
J. P. Caffrey et als to Samuel McCausland et als by deed dated December 5, 1854 and  
recorded in Kennebec Registry of Deeds Book 196 Page 492. Subject, however, to an  
easement to CMP Co. dated January 21, 1981 and recorded in said Registry Book 2365 Page  
291.

Excepting and reserving, however, from the following described parcel, to wit:

Beginning at a point south eighty-one degrees forty-seven minutes east  
(S 81° 47' E) and seventy-one and four tenths (71.4) feet from a granite  
monument marking the easterly line of said College Avenue, the  
northwest corner of land now or formerly owned by said Gerald and  
Bethany Vigue and the southwest corner of said American Legion;  
Thence south eighty-one degrees forty-seven minutes east (S 81° 47' E)  
along the northerly line of said Grantors and the southerly line of land  
now or formerly of Bourque-Lanigan Post #5, The American Legion for  
one hundred eighty-six and two tenths (186.2) feet to a point and land to  
be retained by the Grantors; Thence south seventeen degrees ten minutes  
west (S 17° 10' W) along land to be retained by the Grantors for seven  
and nine tenths (7.9) feet to a point; Thence north eighty-three degrees  
six minutes west (N 83° 6' W) and continuing along land to be retained  
by the Grantors for twenty-nine and two tenths (29.2) feet to a point;

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Grantor's Initials

Grantor's Initials

Grantee's Initials

Thence north eighty degrees fifty-five minutes west (N 80 ° 55' W) and continuing along land to be retained by the Grantors for thirty-five and four tenths (35.4) feet to a point; Thence north eighty degrees ten minutes west (N 80° 10' W) and continuing along land to be retained by the Grantors for forty-one and three tenths (41.3) feet to a point; Thence north seventy-six degrees fifty-seven minutes west (N 76° 57' W) and continuing along land to be retained by the Grantors for seventy-six and five tenths (76.5) feet to a point; Thence north seventy-five degrees fifty-one minutes west (N 75° 51' W) and continuing along land to be retained by the Grantors for two and nine tenths (2.9) feet more or less to the point of beginning. Bearings referred to are from grid north oriented to the Maine State Plane Coordinate System.

48-344

Meaning and intending to describe a parcel of land containing one thousand one hundred four (1104+ ) square feet more or less.

Reference should be made to a deed from the herein grantors to Bourque-Lanigan Post #5, The American dated October 7, 2003 and recorded October 23, 2003 in Kennebec Registry of Deeds Book 7699 Page 102.

Subject, however, to an easement to CMP Co. dated January 21, 1981 and recorded in said Registry Book 2365 Page 291.

Meaning and intending to convey a portion of the same premises described in a quitclaim deed from Daniel B. Pelletier to Bethany E. Vigue and Gerald L. Vigue dated August 19, 1996 and recorded August 23, 1996 in Kennebec Registry of deeds Book 5202 Page 200 from said Vigues to the herein grantors by deed dated October 7, 2003 and recorded October 8, 2003 in Kennebec Registry of Deeds Book 7674 Page 256.

**SECOND PARCEL:**

AND ALSO BEING CONVEYED, is another lot in said **WATERVILLE**, Maine described as follows, to wit:

Beginning at a point in the easterly line of said College Avenue at the northwest corner of land now or formerly owned by said Gerald and Bethany Vigue and the southwest corner of said American Legion, said point marked by a granite monument; Thence north twenty-one degrees nine minutes east (N21° 09' E) along the easterly line of said College Avenue for seven and zero tenths (7.0) feet to a point and land now or formerly of Bourque-Lanigan Post #5, The American Legion; Thence south seventy-six degrees thirty-one minutes east (S 76° 31' E) along land now or formerly of Bourque-Lanigan Post #5, The American Legion for thirty-seven and six tenths (37.6) feet to a point; Thence south seventy-five degrees fifty-

Grantor's Initials GP  
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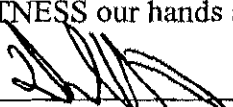
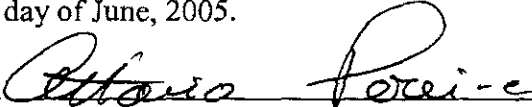
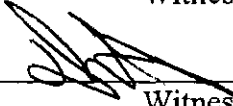

Grantee's Initials GP

one minutes east (S 75 °51' E) and continuing along land now or formerly of Bourque-Lanigan Post #5, The American Legion for thirty-two and six tenths (32.6) feet to a point in the northerly line of Parcel One above; Thence north eighty-one degrees forty-seven minutes west (N 81° 47' W) along the northerly line of Parcel One above for seventy-one and four tenths (71.4+\_) feet more or less to the point of beginning. Bearings referred to are from grid north oriented to the Maine State Plane Coordinate System. Meaning and intending to describe a parcel of land containing two hundred fifty-one (251 \_+) square feet more or less.

Subject, however, to an easement to CMP Co. dated January 21, 1981 and recorded in said Registry Book 2365 Page 291.

Meaning and intending to convey the same premises described in a deed from Bourque-Lanigan Post #5, The American to the herein grantors dated October 7, 2003 and recorded October 23, 2003 in Kennebec Registry of Deeds Book 7699 Page 105.

WITNESS our hands and seals this 15<sup>th</sup> day of June, 2005.


 _____ Witness	 _____ ANTONIO PEREIRA
 _____ Witness	 _____ MARIA PEREIRA

STATE OF MAINE, Kennebec, ss.

June 15, 2005

Then personally appeared the above named **ANTONIO PEREIRA** and **MARIA PEREIRA** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

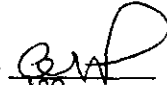

  
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Notary Public (Print Name)

Received Kennebec SS.  
06/16/2005 11:30AM  
# Pages 3 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

DAVID R. WHITTIER  
My Commission Expires  
August 30, 2007



Grantor's Initials   
Grantor's Initials 

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Grantee's Initials 